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Sent: 19 October 2025 18:01
To: Consultations
Cc: [REDACTED]
Subject: Conserve Adisham's Rural Environment (CARE) response to the latest draft (reg 18) of the 20240 Canterbury Local Plan.

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CARE (Conserve Adisham's Rural Environment) response to this reg 18 consultation on the 2040 Canterbury Local Plan

- CARE supports CCC's overall housing strategy, and the plan as a whole, as proposed in this draft **but**:
- CARE remains concerned by the continued and huge allocation of greenfield sites including highly productive farmland and beautiful countryside. The new emphasis on an eastern and southerly extension of Canterbury, south of the Sandwich Road, is alarming especially in the light of the approved but completely unbuilt Mountfield New Town (4,000 housing units plus retail and business units) which will adjoin these new schemes. We also question whether the suggested necessary supporting infrastructure is adequate.
- '*Affordable housing*' now being a thoroughly discredited concept, we urge CCC to use planning to ensure many private **starter housing units** (2-bedroom houses and 1–2-bedroom flats & maisonettes) are built for the market to enable those who want both to avoid social housing and to get onto the housing market ladder.
- CARE urges CCC (and will ask of CCC's successor) that, after the 2040 plan is approved, no further large scale developments are considered in the south of what is currently the Canterbury District until both the infrastructural and the environmental impacts of - (i) what has been already approved but not yet built from the old, expired plans (ii) non-plan schemes which have been approved but have not yet been built and (iii) what is now proposed in the new 2040 plan - have all been

measured, understood and absorbed (i.e. after all these plan and non-plan schemes have been built).

- CCC does further research into genuine local housing need, ideally cooperating with its neighbours.
- CARE remains neutral on R12.
- CCC gives top priority to the protection and conservation of the Kent Downs as a whole (not just the designated National Landscape and the 'setting' of the designated area) when considering development proposals and we ask CCC to support moves to include the Kent Downs in the next tranche of lowland national parks in England. The next step should be a boundary review covering two things: (i) land inside the national landscape and (ii) top quality Kent downland that was missed when the KD AONB was launched in 1968 and is still worthy of inclusion of national designation, be it NL or NP.
- C17 (building a large factory & warehouse on productive farmland in a prominent place in the KDNL) should be excised from the plan. This plan policy was built around a particular scheme where the developer made certain assurances to CCC which turned out to have no substance. Although, ludicrously, the developer blames the planning system, even though it got permission, it is now clear both that the scheme was 'a bridge too far' for their business to sustain and that CCC were effectively misled.
 - N34 - 'Barham Lorry Park': this plan scheme actually seems to be in Womenswold Parish, (i.e. on Adisham's side of the A2), not Barham. CARE's prime concern here is light pollution. Adisham sits in a zone of low light pollution on the dark skies map, a zone that should be protected at the very least. On a clear night, you can see the Milky Way from Adisham's The Street. If this plan policy goes ahead, CCC must require state-of-the-art security lights that minimise light pollution. We can all clearly see what can go badly wrong when we look in the direction of Highland Court at night, an example of bad practice in terms of light pollution.
 - The protection and conservation of '*Irreplaceable Habitats*', as defined by the UK government, should be integral to the plan. Quite properly, '*Ancient Woodland*' is at the top of the government's list of *Irreplaceable Habitats*. CARE completely supports the work of fellow parish action group, WOAW (*Watch Over Adisham's Woods*) which

focuses on the protection and conservation of Adisham's 12 nationally-registered ancient woods (on the AWI, the Ancient Woodland Inventory).

About us

Conserve Adisham's Rural Environment (CARE): CARE is a volunteer action group, active when there is a major threat to the countryside of the Parish of Adisham and to the rural character of our village. In its first life decades ago, CARE successfully opposed an earlier attempt to build Aylesham up to the Adisham Parish southern boundary (the B2046), a scheme in an earlier Dover Local Plan). Then, in 2022, CARE came out of hibernation to fight a new existential threat revealed in an early draft of the Canterbury Local Plan now being considered (then dated 2045, now 2040). '*Cooting Farm Community Garden Scheme*' was the surprise scheme of Adisham's own local planning authority (then under a different political administration) for a 3,200 housing-unit new town on high quality farmland that would have joined Adisham to our larger neighbour Aylesham (which neither community wanted). This would have been the end of our ancient history as a separate, rural community. We were joined by our neighbouring parishes to defeat this scheme. We were also helped by the fact that we sit on an important water aquifer which, if polluted, would mean Thanet and elsewhere in East Kent being on bottled water for years (until new water sources can be developed). We also oppose the loss of land to large-scale development in the Kent Downs National Landscape (previously, since 1968, AONB - area of outstanding natural beauty) which covers part of our parish, one of England's most beautiful areas with much prime farmland and nationally-designated as being on a par with the landscapes of England's 10 national parks. We support the idea that the Kent Downs should enter the family of England's national parks in the next tranche of lowland national parks.

CARE is run by parishioners & villagers, with no pecuniary interest in the outcome of our entirely lawful and legal public interest campaigns. We use established procedures, the media and rational, fact-based argument. We are part of the community of the Parish of Adisham. The first known surviving written record of our settlement is from the year 623CE, so 2025 is the 1,402nd anniversary of Adisham entering recorded history (initially as the 'Manor of Adisham'), although the archaeological record speaks of settlement going back to the Bronze Age.

CARE

19/10/2025

Contact:

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